



NOTICE OF PUBLIC HEARING

PUBLIC HEARING DATE: OCTOBER 9, 2006

TIME: 7:00 PM

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH Street, Redmond WA 98052

BY: Hearing Examiner, Gordon F. Crandall

PROJECT NAME: STOKKE/WENDT PRELIMINARY PLAT

FILE NUMBER: L050425

PERMIT TYPE: Planning Type III, Preliminary Plat

PROPONENT: Jeff Knutzen, John F. Buchan Construction, Inc. / 2621 Northrup Way #100, Bellevue, WA 98004

PROJECT DESCRIPTION: Subdivide two existing lots consisting of 3.61 acres in the R-4 zoning district into 14 single-family lot residential development

PROJECT LOCATION: 17433 and 17439 NE 116th Street

SIZE OF SUBJECT AREA IN ACRES: 3.61 acres

SQ.FT: 157,343

ZONING: R-4

COMPREHENSIVE PLAN DESIGNATION: Low – Moderate Density Residential

APPLICATION DATE: 12/05/2005

NOTICE OF COMPLETENESS DATE: 12 /05/2005

REQUIRED PERMITS: Preliminary Plat

REQUIRED PERMITS, NOT PART OF THIS APPLICATION: Building Permit(s)/Misc. Public Works, Clearing and Grading Permit

REQUIRED STUDIES: Stormwater Report, Tree Health Assessment, Sensitive Areas Report, Geologic Hazard Report, Traffic Analysis, Wildlife Study

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA checklist

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (DNS)

PUBLIC COMMENT PERIOD: All interested persons are invited to comment at the public hearing to express their views, or to submit written testimony, or, written comments may be submitted to the Permit Center prior to the hearing to be received no later than **OCTOBER 9, 2006 at 5:00 p.m.**

INFORMATION AVAILABLE: A copy of the Staff Report to the Hearing Examiner will be available 7 days prior to the hearing, (additional copies will be provided at the requestor's cost). The application and all documents filed by the Applicant are available for inspection or copying (at the cost of the requestor) and are on file in the Permit Center. The file may be examined at the Permit Center during business hours. The Permit Center is located at City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710 (425-556-2473). The staff contact for this project, Steve Fischer, Senior Planner, may be reached at 425-556-2464, or e-mail kkriener@redmond.gov.

PUBLIC HEARING INFORMATION AVAILABLE: Following the hearing to be held on **OCTOBER 9, 2006 a copy of the decision will be sent to parties of record, and can be obtained by contacting the Office of the Hearing Examiner, City of Redmond, MS: PSFHE, P.O. Box 97010, Redmond, WA 98073-9710 Phone: (425) 556-2436. The appeal procedures will be set forth in the Hearing Examiner's Report issued in this matter. If you are hearing or visually impaired, notify the Office of the Hearing Examiner at 425-556-2436 one week in advance of the hearing in order to be provided assistance.**

DATE OF NOTICE: September 20, 2006